

EXHIBIT 3

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan				6. File Number 08185779		7. Loan Number		8. Mortgage Ins Case Number	
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> Cash Sale.									
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.									
D. Name & Address of Borrower CAH-DHL Properties, LLC 218 Lorraine Drive Corpus Christi, TX 78411				E. Name & Address of Seller PMRL Investments, LLC 3615 South Padre Island Drive Corpus Christi, TX 78415			F. Name & Address of Lender		
G. Property Location Lexington Plaza, Block D, Lot 2-18 & 42, Corpus Christi, Nueces County, Texas 3615 S. Padre Island Drive Corpus Christi, TX 78415				H. Settlement Agent Name Stewart Title Company 5926 S. Staples, Ste A Corpus Christi, TX 78413 Tax ID: Underwritten By: Stewart Title Guaranty Company			I. Settlement Date 11/27/2018 Fund: 11/27/2018		
J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction					
100. Gross Amount Due from Borrower				400. Gross Amount Due to Seller					
101. Contract Sales Price		\$3,000,000.00		401. Contract Sales Price				\$3,000,000.00	
102. Personal Property				402. Personal Property					
103. Settlement Charges to borrower		\$2,803.15		403.					
104.				404.					
105.				405.					
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance					
106. City property taxes				406. City property taxes					
107. County property taxes 11/28/18 thru 12/31/18		\$7,779.32		407. County property taxes 11/28/18 thru 12/31/18				\$7,779.32	
108. School property taxes				408. School property taxes					
109. Other Taxes				409. Other Taxes					
110.				410.					
111.				411.					
112.				412.					
113.				413.					
114.				414.					
115.				415.					
116.				416.					
120. Gross Amount Due From Borrower		\$3,010,582.47		420. Gross Amount Due to Seller				\$3,007,779.32	
200. Amounts Paid By Or in Behalf Of Borrower				500. Reductions in Amount Due to Seller					
201. Deposit or earnest money				501. Excess Deposit					
202. Principal amount of new loan(s)				502. Settlement Charges to Seller (line 1400)				\$144,711.19	
203. Existing loan(s) taken subject to				503. Existing Loan(s) Taken Subject to					
204. Loan Amount 2nd Lien				504. Payoff of first mortgage to First National Bank of Beeville				\$3,573,000.00	
205.				505. Payoff of second mortgage to					
206.				506.					
207.				507.					
208.				508.					
209.				509.					
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller					
210. City property taxes				510. City property taxes					
211. County property taxes				511. County property taxes					
212. School property taxes				512. School property taxes					
213. Other Taxes				513. Other Taxes					
214.				514.					
215.				515.					
216.				516.					
217.				517.					
218.				518.					
219.				519.					
220. Total Paid By/For Borrower		\$0.00		520. Total Reduction Amount Due Seller				\$3,717,711.19	
300. Cash At Settlement From/To Borrower				600. Cash At Settlement To/From Seller					
301. Gross Amount due from borrower (line 120)		\$3,010,582.47		601. Gross Amount due to seller (line 420)				\$3,007,779.32	
302. Less amounts paid by/for borrower (line 220)		\$0.00		602. Less reductions in amt. due seller (line 520)				\$3,717,711.19	
303. Cash From Borrower		\$3,010,582.47		603. Cash From Seller				\$709,931.87	
<p>Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.</p> <p>Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.</p>									

File No. 08185779

J. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price	\$3,000,000.00	@ % = \$0.00		Borrower's Funds at Settlement	Seller's Funds at Settlement
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00
704. The following parties, persons, firms or	to				
705. corporations have received a portion of	to				
706. the real estate commission shown above	to				
800. Items Payable in Connection with Loan					
801. Loan Origination Fee %	to				
802. Loan Discount %	to				
803. Appraisal Fee	to				
804. Credit Report	to				
805. Lender's Inspection Fee	to				
806. Mortgage Insurance Application	to				
807. Assumption Fee	to				
808. Flood Cert	to				
900. Items Required by Lender To Be Paid in Advance					
901. Interest from 11/27/2018 to 12/1/2018 @ \$0/day					
902. Mortgage Insurance Premium for months	to				
903. Hazard Insurance Premium for years	to				
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months @	per month		\$0.00	
1002. Mortgage insurance	months @	per month		\$0.00	
1003. City property taxes	months @	per month		\$0.00	
1004. County property taxes	months @	per month		\$0.00	
1005. Assessment Taxes	months @	per month		\$0.00	
1006. School property taxes	months @	per month		\$0.00	
1007. HOA Dues	months @	per month		\$0.00	
1008. Other Taxes	months @	per month		\$0.00	
1009. Windstorm Insurance	0 months @			\$0.00	
1010. Flood Insurance	0 months @			\$0.00	
1011. Aggregate Adjustment				\$0.00	
1100. Title Charges					
1101. Settlement or closing fee	to				
1102. Abstract or title search	to				
1103. Title examination	to				
1104. Title insurance binder	to				
1105. Document preparation	to Jordan M. Anderson, PLLC				\$210.00
1106. Notary fees	to				
1107. Attorney's fees	to Fritz, Bryne, Head & Harrison				\$29,425.00
(includes above items numbers:)				
1108. Title insurance	to Stewart Title Company				\$14,981.00
(includes above items numbers:)				
1109. Lender's coverage	\$0.00/\$0.00				
1110. Owner's coverage	\$3,000,000.00/\$17,328.15				
1111. Escrow fee	to Stewart Title Company			\$425.00	\$425.00
1112. GARC Fee	to Texas Title Insurance Guaranty Association				\$4.50
1113. E-Record Fees	to Stewart Title Company			\$4.00	\$4.00
1114. Copy Fee	to				
1115. Tax Statement	to Stewart Title Company				\$54.13
1116. Survey Amendment (OTP only)	to Stewart Title Company			\$2,247.15	
1117. Access Endorsement	to Stewart Title Company			\$100.00	
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$27.00 ; Mortgage ; Rel \$23.00	to Bay Area Title Services, LLC		\$27.00	\$23.00
1202. City/county tax/stamps	Deed ; Mortgage	to			
1203. State tax/stamps	Deed ; Mortgage	to			
1204. Out of County Recording Fees	to				
1300. Additional Settlement Charges					
1301. Survey	to Urban Engineering Inc.				\$4,871.25
1302. Pest Inspection	to				
1303. 2018 Property Taxes Acct# 4430-0004-0020	to Nueces County Tax Assessor Collector				\$83,513.31
1304. Environmental Site Assessment	to Partner Engineering & Science, Inc.				\$11,200.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$2,803.15	\$144,711.19

Closing Statement

HICKS FAMILY SUBARU, LLC
Buyer
EMPYREAN AUTO GROUP, LLC
Seller

<u>Paragraph</u>	<u>Description</u>	<u>Amount</u>
2.A.1	New Vehicles	\$ 402,951
	Used Vehicles	\$ 16,300
2.B.	Parts & Accessories	\$ 112,344
2.D.	Fixed Assets, Special Tools and Signs	\$ 87,656
2.E.	Work in Progress	\$ 0
2.F.	Company Vehicles	\$ 0
2.G.	Intangible Assets (Goodwill, etc.)	\$ 600,000
	Sub-Total	\$1,219,251
	Less:	
9.R.	Customer Deposits	--\$ 0
	Floorplan (new and used) (Payable to Santander Bank, N.A.)	--\$ 443,820.00
	Payable to First National Bank of Beeville	--\$ 775,431.00
	Total Due to Seller by Buyer	\$ 0